# ELLIS AND PARTNERS INDEPENDENT SURVEYORS · VALUERS & PROPERTY ADVISERS

# 122 TUCKTON ROAD SOUTHBOURNE BOURNEMOUTH BH6 3JX



## **Freehold Investment FOR SALE**

- Two shops
- Three Flats (sold off on long leases)
- Rent from shops £10,800 p.a.
- Ground Rents from three flats £650 p.a.

## Arrange a viewing today

# 01202 551821

# Freehold for Sale £150,000

bhcommercial@ellis-partners.co.uk

www.ellis-partners.co.uk

Ref: C.6417-3

#### SITUATION AND DESCRIPTION

The property is situated in the busy suburb of Tuckton in close proximity to Southbourne. Tuckton Road High Street benefits from a mixture of local and specialised.

The subject premises are situated close to the Co-operative store in a very busy location with on road parking.

The property comprises two shops and three flats. Flats are sold off on long leasehold

#### **ACCOMMODATION**

Shop 1 22'03" x 9'3" (6.8m x 2.84m) Sales area: 207.95 sq.ft. Store area: Shop 2 Shop Depth: Shop Width: Total area: Rear storage area:

8'05" x 4'09" (2.57m x 1.47m) 40.68 sq.ft. (3.78 sq.m.) 27'01" (8.266 m) 9'2" (2.8 m)249.30 sq.ft. (23.17 sq.m.) 11'5" x 8'8" (3.50m x 2.66m)

(19.32 sq.m.)

100.31 sq.ft. (9.31 sq.m.)

**<u>RATEABLE VALUE -</u>** Shops 1 (£3,050) Shop 2 (£3,150) From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

#### PRICE

£150,000 Freehold

#### TENURE

#### Shop 1

The premises are currently renewing on a three year lease at a rental of £4800 per annum with a yearly mutual break clause.

#### Shop 2

The premises are currently let by way of a five year lease from 4th December 2020 at a rental of £6000 per annum with a break clause at the third anniversary.

#### Flats

The flats sold off on long leases with a ground rent of £650 p.a.

#### PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

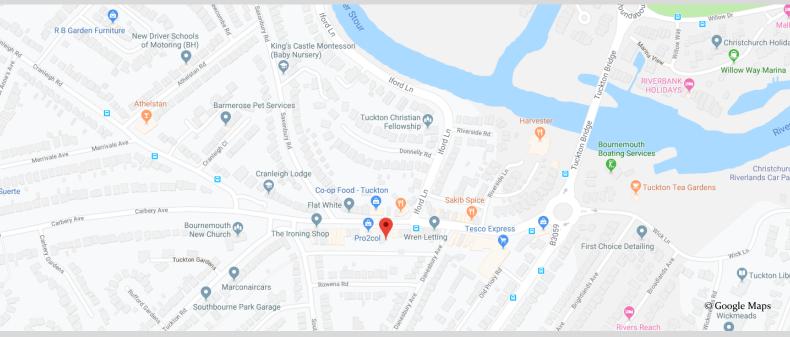
#### LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

#### VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

### Tel: 01202 551821 Website: www.ellis-partners.co.uk



#### MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of , an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.